

Existing Zoning: O-1
Proposed Zoning: B-1 (42)
Tax parcel: 13323105

Conditions
Existing 1620 Square foot building to be used for redevelopment.
Allowed uses: All uses in B-1 district.

NOTES & REFERENCES:

SUBJECT TRACT:
TP 133-231-05
NOW OR FORMERLY
REPUBLIC BANK & TRUST
c/o SUNTRUST CORP.
DB 4921 PG 920
#6700 ALBEMARLE ROAD

NO TITLE SEARCH PERFORMED OR EXAMINED. THIS TRACT MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY EITHER RECORDED OR IMPLIED.

F.E.M.A.-F.I.R.M. INFORMATION:
COMMUNITY 370159 MAP NUMBER 37119C 0209E, ZONE X, EFFECTIVE 02.04.2004.

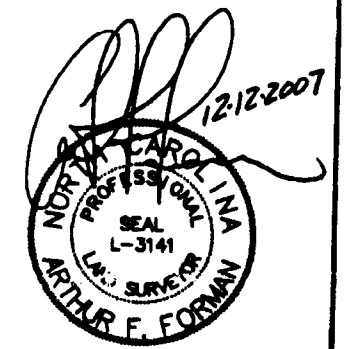
ZONING: O-1 PER MECKLENBURG COUNTY GIS
SECTION 9.705 DEVELOPMENT STANDARDS FOR OFFICE DISTRICTS
(1) AREAS, YARD AND BULK REGULATIONS:
MINIMUM SETBACK = 20'
MINIMUM SIDE YARD (NONRESIDENTIAL) = 10'
MINIMUM REAR YARD (NONRESIDENTIAL) = 20'
MAXIMUM HEIGHT = 40'
SEE ZONING ORDINANCE FOR SETBACKS FOR OTHER USES

MORE RESTRICTIVE SETBACKS MAY APPLY. SEE APPLICABLE RESTRICTIVE COVENANTS, IF ANY.

THE FOLLOWING WERE CONSIDERED IN THE PREPARATION OF THIS SURVEY:

RECORDED MAPS:
MB 19 PG 402 (EASTPARK EXECUTIVE CENTER)
MB 32 PG 401 (NATIONSBANK PROPERTY)

RECORDED DEEDS:
DB 4921 PG 920 (REPUBLIC BANK & TRUST)
DB 6220 PG 976 (ALBEMARLE ROAD PRESBYTERIAN CHURCH)
DB 6094 PG 848 (A.H.A.R. LLC)
DB 19007 PG 200 (TRIANGLE REAL ESTATE OF GASTONIA, INC.)



2008-138

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PHYSICAL SURVEY OF 6700 ALBEMARLE ROAD City of Charlotte Mecklenburg County, NC Surveyed for Mike North			
DRAWN BY GJ GIBBONS	DESIGNED BY MSL	CHECKED BY AFT	DATE 12.10.2007
JOB NUMBER 07294	TOTAL FILE NUMBER 118		

